
Site Address:	Northney Farm Tea Rooms, St Peters Road, Hayling Island, PO11 0RX		
Proposal:	Single storey extension for extended toilet facilities.		
Application No:	APP/21/01075	Expiry Date:	15/11/2021
Applicant:	Mr J Pike Northney Farm Tea Rooms		
Agent:	Ms S Roberts Critchley Architecture And Design (CAAD) Ltd	Case Officer:	Selina Donophy
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located at Northney Dairy Farm in Northney to the north of Hayling Island. The site comprises two converted barns which are used as a tearoom and exhibition space. The barns are not listed but they are attached to an outbuilding which is located within the curtilage of a listed building – Meadowsweet (a grade II, C17 listed thatched cottage). To the east of the barn are open pasture fields and to the north is a car park. The existing barns are timber clad with a base brick work and a clay tile roof.

2 Planning History

00/58698/002 - New livestock building, PERM,20/09/2000

93/58698/000 - Application for prior approval for erection of Straw and Hay barn, PERM,12/09/1994

96/58698/001 - Application for approval of details of siting, design and appearance of proposed timber clad replacement agricultural barn., PARP,11/02/1998

09/74191/000 - Part demolition, repair, rebuilding and extension of Stubbington Barn and Stables to form education centre and exhibition space, tearoom with ancillary kitchen and toilet facilities together with necessary repairs to Meadowsweet Garage and cycle store. PERMITTED 16th September 2010.

09/74191/000 - Listed Building Consent for the part demolition, repair, rebuilding and extension of Stubbington Barn and Stables to form education centre and exhibition space, tearoom with ancillary kitchen and toilet facilities together with necessary repairs to Meadowsweet Garage and cycle store. PERMITTED 16th September 2010.

93/58698/000 - Application for prior approval for erection of Straw and Hay barn, PERM,23/04/1994

04/58698/003 - Application to determine if prior approval is required for a new concrete access road (6m wide) with recessed gates., PARR,02/02/2004

05/58698/004 - Application to determine if prior approval is required for a new concrete access road (5m) (revised notice) and new recessed access with double gates to field for cows., PARP,22/03/2005

07/58698/005 - Re-surfacing of cow tracks with chalk rubble and adjacent storage yard with brick rubble topped gravel (part retrospective)., PERM,19/07/2007

APP/11/00071 - Non-Material Amendment of Planning Permission's 09/74191/000 & 09/74191/001 regarding the addition of 2No. windows to the east elevation of the tea room. , PERM,21/02/2011

APP/11/01388 - Variation to Condition No. 12 of Planning Permission 09/74191/000 to allow opening 10am - 5pm throughout the year and up to 3 evenings a week to 11.00pm. PERMITTED 19th March 2012

APP/12/01071 - Erection of new agricultural building to provide winter housing for livestock., PERM,18/12/2012

APP/13/01262 - Extension of car park and associated landscaping., PERM,06/03/2014

APP/17/00983 - Change of use from agricultural building to 1No. dwellinghouse subject to prior approval., PAY,17/10/2017

APP/17/01071 - Single storey rear extension to Tea Rooms. (Approved 26.02.18). Request to discharge condition 13 (05.10.18). Request to discharge condition 14 and 15 (07.12.18)., PERM,26/02/2018

APP/18/00321 - Change of use of agricultural building to a dwellinghouse (class C3) and for associated operational development subject to prior approval., PAY,02/05/2018

APP/19/01048 - Retrospective application for agricultural maize silage clamp and 3 metre high walls with safety rail., REF,17/07/2020 Appeal allowed

3 Proposal

Single storey extension for extended toilet facilities.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |

Havant Borough Local Plan (Allocations) July 2014

- | | |
|------|-------------------|
| DM20 | (Historic Assets) |
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AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan
E1* (High quality design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council
No tree constraints. No objection.

Conservation Officer

Proposal:

The proposal is for a single storey extension to the east elevation of 5.3m in depth, to allow for an internal configuration of the tearoom. There is also a small side extension proposed on the western elevation for a milk vending machine area. The proposed extensions would be constructed from matching materials with a barn hip roof leaning back into the main structure on the east facing extension.

Assessment:

The proposed extensions would relate well to the existing barns in terms of materials and building form. They would be subservient to the existing structure in terms of scale. The two extensions would not be connected to the outbuilding which falls within the curtilage of the listing building however, the design would not be harmful to that building or the listed building beyond that. Overall, no objection is raised subject to the following conditions:

Conditions:

1. A schedule and / or samples where applicable of all materials (including external finishes / colours) to be agreed prior to construction
2. Details of all new windows (including roof lights) to be provided including full scale or 1:5 glazing bar details if applicable.

Conclusion – No objection

Case officer comment : Further comment following additional details supplied by the applicant.

A matching materials condition would be acceptable. The window and door details supplied are acceptable and the condition may be removed.

Councillor Leah Turner - Hayling East
No comment

Councillor M Wilson - Hayling East
No comment

Councillor R Raines - Hayling East
No comment

County Ecologist

Thank you for consulting me on this application. Thank you for your patience. The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The proposed extension will be situated at the north-eastern corner of the existing building, entailing the extension of a hip-ended barn. The barn is clad with clay roof, hip and ridge tiles and timber weather boarding.

Having reviewed recent photographs of the site I would consider the likelihood of protected species occurring as limited. The timber cladding is tight-fitting, the hip tiles are well-sealed with mortar and the roof tiles appear sound. On that basis I do not consider that ecological assessment is justified in this instance.

Environmental Health Manager, Community Group

This office has no adverse comments to make in regard to this application

Natural England Government Team

No comment received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: 1

Statutory advertisement: 22/10/2021

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area and setting of the listed building
- (iii) Impact upon residential amenity
- (iv) Ecology

- (i) Principle of development

7.2 The application site is not within the defined urban area, therefore development will

only be permitted if it is consistent with the policies for the countryside set out in national policy as specified in Policy CS17. Whilst the principle of new dwellings is not supported in non-urban locations, in this case the application proposes alterations to an already in use commercial premises, and no objection is raised to this as a matter of principle as it accords with Policy AL2 of the Allocations Plan.

A minor alteration has been made following submission which includes the addition of a doorway to the south elevation.

(ii) Impact upon the character and appearance of the area and setting of the listed building .

- 7.3 This proposal comprises a single storey extension to provide additional toilet facilities to the east elevation as well as an extended store building to the north elevation. Internal reconfigurations are also proposed which include conversion of the dry store room into a pot wash area . The toilets would then be located within the extension. The extension would project from the east elevation and would have dimensions of approximately 5.3 metres width, 4.8 metres depth and 4.7 metres height. The store building to the north elevation would also be extended by approximately 2.7 metres . It has been confirmed by the applicant the store building would continue to act as a store for the bins - adjacent to this in a separate section would be an enclosed milk machine and vending machine. It has been confirmed the milk machine would act as a self serve machine for filling up milk bottles and would only be open for use during the opening hours of the cafe. Materials proposed include brown timber cladding and brickwork to match existing as well as clay tiles to the roof to match existing and black painted timber doors. The velux windows would match existing.
- 7.4 The proposed extensions would be in keeping with the existing tea room and exhibition building - the scale could easily be accommodated on site without appearing overbearing or out of keeping with the host building. The proposed is deemed to be acceptable within the setting of this semi- rural location.
- 7.5 To the south of the site is Meadowsweet Cottage which is a Grade II listed building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that applications which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:
1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Havant's Heritage Officer has been consulted on this application and has upheld no objection to the proposal. Initially material samples and window and door details were requested, subsequently window and door details have been provided and agreed by the conservation officer - materials have been agreed to be controlled via a matching materials condition.

- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies CS16 and CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and would preserve the character of the area.

(iii) Impact upon residential amenity

- 7.7 To the north of the site is Northney Farm - there are no other buildings or residential properties within close proximity (less than 50 metres away) from the site. The properties to the South Meadow Sweet and 1 and 2 Clovelly Road are set well off the proposed single storey extension. The number of toilet cubicles would be increased by 3 however there is not judged to be any significant additional noise/ pollution associated with this - Environmental Health have also been consulted and uphold no objection therefore the impact is deemed to be acceptable.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Ecology

- 7.9 Ecology have been consulted on this application however have responded with no objection on the basis that any likelihood of protected species being present on site is unlikely.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and adjacent listed building and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01075

subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Photos ref D03, D04 , W01,W02,W03
21089-502 B Amended proposed south and east elevations
21089-601 D01 details
21089-602 D02 details
21089-603 D03 & D04 Shutter details
GGL-EDP-0114-1003 Window details
101 Location and block plan
403 Proposed floor plan
404 Proposed floor plan
501 Proposed west and north elevations
Design and Access Heritage Statement uploaded on the 13.10.2021
Email confirming bin store uploaded on the 25.11.2021
Email confirming milk machine use and opening hours uploaded on the 01.12.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

This shall include brickwork and black timber cladding to the elevations and clay tiles to the roof as well as velux windows all to match existing unless otherwise agreed by the local planning authority.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.